

**Exit 1 Commercial Building and RV Park**  
633 N Grand Ave  
Texola, OK 73668

**\$934,869**  
52± Acres  
Beckham County



## Exit 1 Commercial Building and RV Park Texola, OK / Beckham County

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### **SUMMARY**

#### **Address**

633 N Grand Ave

#### **City, State Zip**

Texola, OK 73668

#### **County**

Beckham County

#### **Type**

Commercial, Business Opportunity, Lot

#### **Latitude / Longitude**

35.2254 / -99.9951

#### **Acreage**

52

#### **Price**

\$934,869

#### **Property Website**

<https://greatplainslandcompany.com/detail/exit-1-commercial-building-and-rv-park-beckham-oklahoma/86502/>



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### **PROPERTY DESCRIPTION**

#### **Prime 52-Acre Commercial Property at Exit 1 on I-40 – Gateway to Oklahoma in Texola**

This is a rare and exceptional opportunity to own a strategically located 52-acre parcel right off Interstate 40 at Exit 1 in Texola, Oklahoma. Situated at the last exit before crossing into Texas—or the very first when entering Oklahoma—this property enjoys maximum visibility and access to thousands of vehicles traveling daily along one of the nation's busiest coast-to-coast highways. With immediate on-ramp and off-ramp access to both eastbound and westbound lanes of I-40, the site is perfectly positioned for a wide variety of business and development ventures.

#### **Unmatched Location & Accessibility**

The property's location at a key transition point between states gives it significant commercial potential. Whether catering to long-haul truckers, tourists, or regional travelers, businesses established here will benefit from continuous traffic flow and high exposure. It's an ideal setting for travel centers, convenience stores, truck stops, fuel stations, quick-service restaurants, or other roadside amenities. Because it's the first and last exit in Oklahoma, it acts as a natural stopping point for cross-border travelers seeking fuel, rest, or services before continuing their journey.

#### **Turnkey Restaurant Building & RV Park Included**

The property currently features a substantial 4,277-square-foot commercial building formerly used as a restaurant. With its generous interior footprint, the structure can be quickly adapted to resume food service operations or be repurposed for retail, office, or hospitality uses. Whether operated as-is or reimagined through renovation, the building offers a solid foundation for any business endeavor.

Also included is a fully functional 14-space RV park, complete with electrical and water hookups at each site. The RV park provides immediate income-generating potential and taps into the growing number of RV travelers who frequent I-40. With its convenience and amenities, this portion of the property makes it a prime overnight stop for travelers, families, and seasonal tourists.

#### **Development-Ready Land with Endless Potential**

The land itself is mostly flat and clear, offering an ideal canvas for expansion or new development. Whether your vision includes additional commercial buildings, storage units, a truck parking facility, a boutique motel, or further expansion of the RV park, the acreage provides flexibility and room to grow. The property is accessible, visible, and development-ready, with existing infrastructure already in place.

#### **Investment Highlights:**

- **Location:** Exit 1 on I-40, the last Oklahoma exit before Texas and the first entering from Texas.
- **Acreage:** 52 acres of mostly flat, buildable land.
- **Existing Structures:** 4,277 sq ft commercial building and 14-space RV park with utilities.
- **Access:** Full on/off access from both eastbound and westbound I-40.
- **Traffic Count:** High daily traffic volume with consistent interstate exposure.
- **Zoning/Use Potential:** Ideal for commercial, hospitality, or travel-related enterprises.

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Whether you're an investor seeking a high-visibility asset, a developer looking for your next large-scale project, or an entrepreneur ready to bring a new venture to life, this 52-acre site offers a rare combination of location, infrastructure, and opportunity. Don't miss the chance to secure a prime piece of Oklahoma real estate at one of the most advantageous highway locations in the region.

*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.*

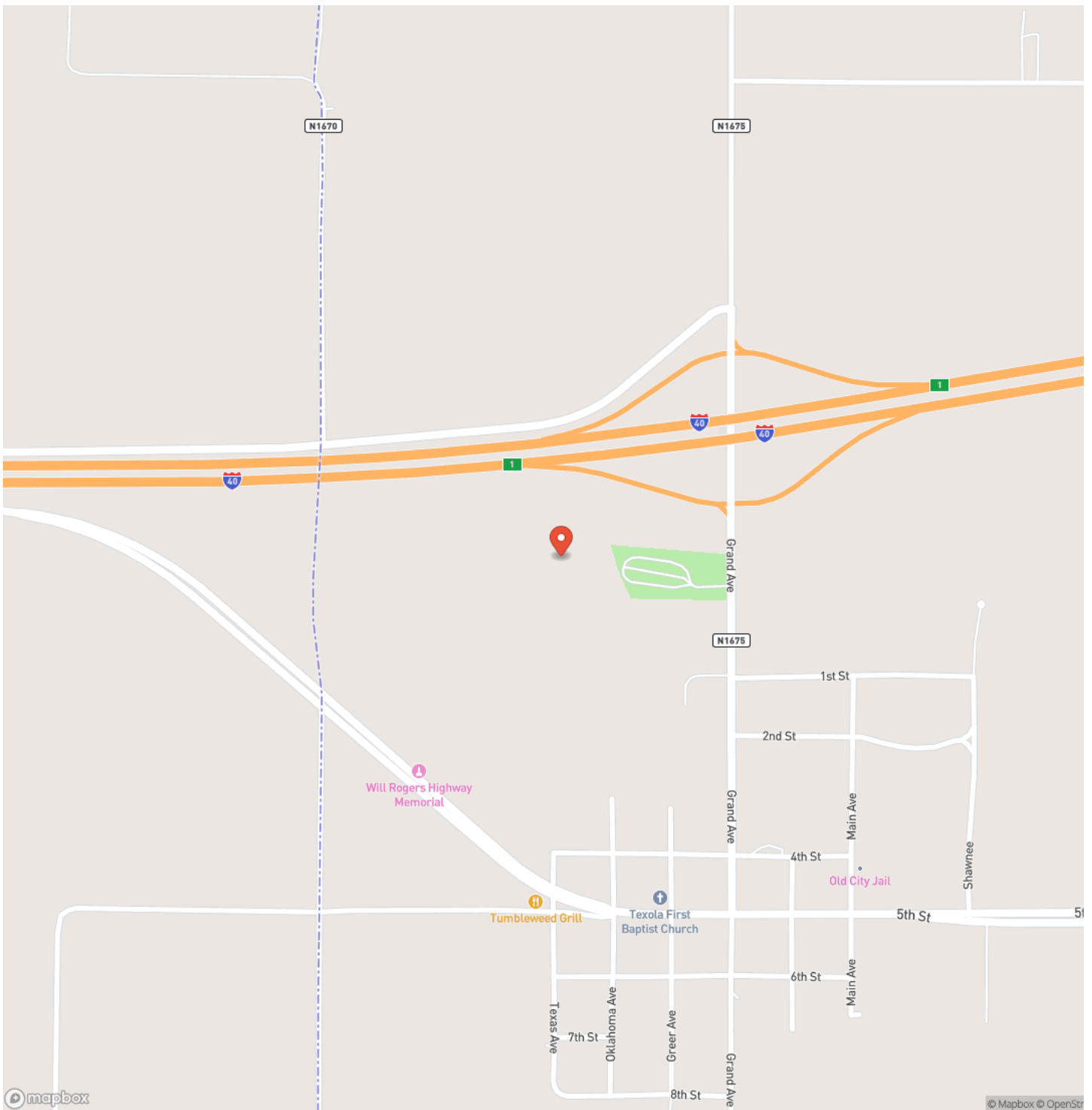


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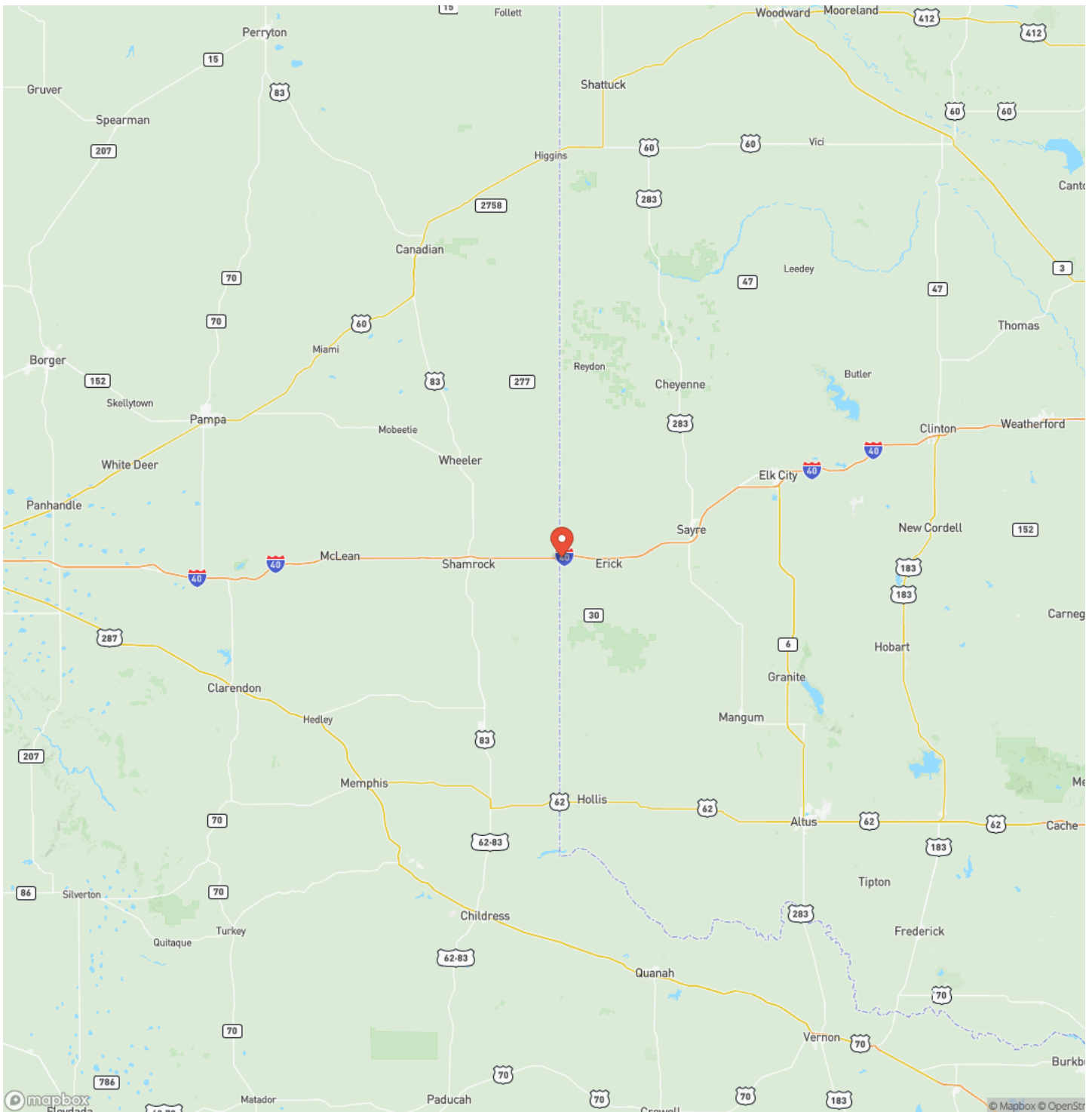
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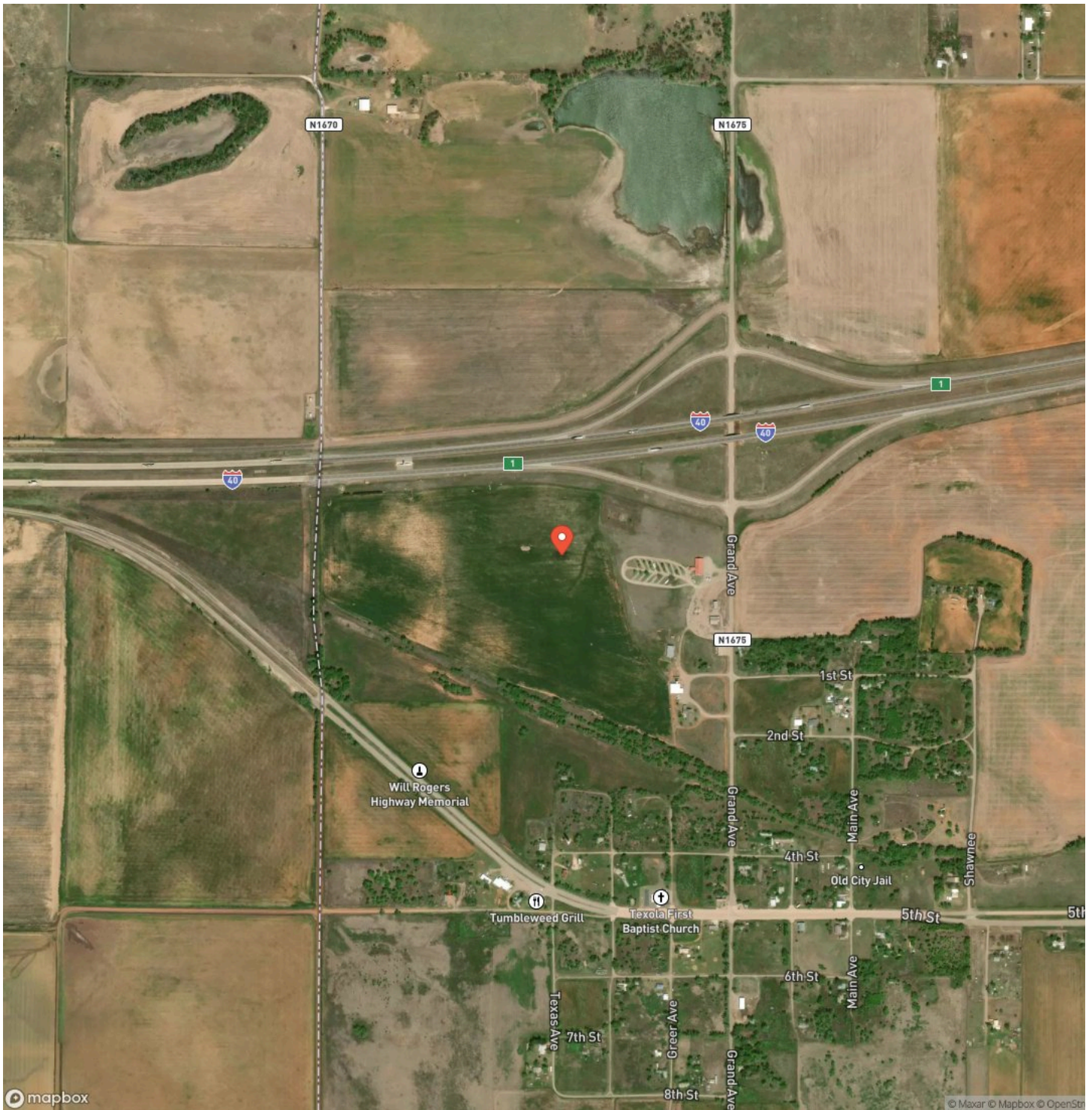
## Locator Map



## Locator Map



## Satellite Map



## Exit 1 Commercial Building and RV Park Texola, OK / Beckham County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Trey Percy

## Mobile

(405) 545-0985

## Email

trey@greatplains.land

**Address**

200 S. Broadway Ave.

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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